



Town Council Agenda Report

SUBJECT: Resolution - Plat Amendment Request

Application No. and Location: DG 9-2-99, Eckerds @ Shenandoah (West Park - East Parcel Plat)
Located at the northwest corner of Shenandoah Parkway and SW 136 Avenue
(13601 Shenandoah Parkway)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENINGS OF THE "WEST PARK-EAST PARCEL PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant seeks to revise the access opening on SW 136 Avenue to support right turn in and right turn out, and restrict the access opening on Shenandoah Parkway to right-in only, consistent with the site development plan approved by Town Council on July 21, 1999. In order to modify requirements of a plat, the applicant must file a delegation request with the Town and Broward County.

PREVIOUS ACTIONS: None

CONCURRENCES: The Town Council approved SP 3-9-99 for the subject property on July 21, 1999, with the condition that right-turn-out access be eliminated on Shenandoah Parkway.

Planning and Zoning Division Recommendation: The Planning and Zoning Division recommends Approval of the proposed revision to the access openings for the Eckerds project.

FISCAL IMPACT:

Is appropriation required?	no
Funding appropriated?	no

RECOMMENDATION(S):

Motion to approve the resolution.

Attachment(s): Resolution, Planning Report, Plat, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE ACCESS OPENINGS OF THE "WEST PARK-EAST PARCEL PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as West Park-East Parcel Plat was recorded in the public records of Broward County in Plat Book 142, Page 15; and

WHEREAS, the owners desire to revise the access openings associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the access openings shown on the West Park-East Parcel Plat, the proposed revisions being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 1999.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.

Application #: DG 9-2-99
Eckerds @ 136 Avenue

Revisions:

Exhibit "A"

Original Report Date: October 20, 1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

Applicant Information

Owner: Sembler/Boos- Davie
Partnership

Name: N/A

Address: 5858 Central Avenue

City: St. Petersburg, FL 33707

Phone: (727) 384-6000

Agent: Jonathan W. Keith

Name: Keith & Ballbe', Inc.

Address: 1700 NW 64 St., Ste. 300

City: Ft. Lauderdale, FL 33309

Phone: (954) 489-9801

Lessee/Contract Purchaser

Name:

Address:

City:

Phone:

Background Information

Application Request: Revise the access opening on SW 136 Avenue to support right turn in and right turn out, as required by Town Council at the July 21, 1999 meeting as a condition of approval for site development plan SP 3-9-99.

Address/Location: 13601 Shenandoah Parkway, Generally located at the northwest corner of Shenandoah parkway and SW 136 Avenue.

Land Use Plan Designation: Commercial

Zoning: B-2

Existing Use: Vacant

Proposed Use: Retail Drug Store with drive-thru facilities

Parcel Size: 1.8 acres

Surrounding Land Use:

North: Commercial

South: Residential (3 du/ac)

East:

West: Residential (5 du/ac)

Surrounding Zoning:

North: B-2

South: PRD 3.8

East: MH-8

West: PURD

Zoning History

Related Zoning History: Town Council approved site development plan on July 21, 1999, with conditions.

Previous Request on same property: Town Council approved site development plan for Walgreens at the October 7, 1998 meeting

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

Land Development Code Section 12-33(P)(6): Access to commercial/office facilities shall be restricted to strategic locations that represent the safest and most expedient method of directing traffic off the street into parking areas.

Comprehensive Plan Considerations

Item No.

Planning Area: The proposed plat is in Planning Area 2 which includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential with a density of 1 dwelling unit per acre in this planned area.

Flexibility Zone: The proposed plat is in Flexibility Zone 113.

Concurrency Considerations: None

Applicable Goals, Objectives & Policies: Review plan relative to access and residential/commercial compatibility.

Staff Analysis

The delegation request was reviewed considering the concerns of the surrounding residents and Councilmembers at the Town Council meeting of July 21, 1999, relative to no right turn access being permitted on Shenandoah Parkway.

Findings of Fact

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended or any element or portion thereof.

Staff Recommendation

Recommendation: Based upon the above and the positive finds of fact, staff recommends approval of application number DG 9-2-99.

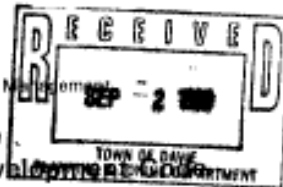
Davie Town Council

Motion to approval the resolution to revise the access opening on SW 136 Avenue to support right turn in and right turn out.

Exhibits

Resolution, Planning Report, Application, Plat, Land Use Map, Subject Site, and Aerial

**Application to Change or Waive
Requirements of the Broward County Land Development Code**



INSTRUCTIONS:

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays, traffic signals, etc.)
3. Right-of-way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal / Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact Fees
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please print legibly in ink or type on this application form.

PROJECT INFORMATION

Plat / Project Name: WEST PARK - EAST PARCEL/ECKERD AT DAVIE (STORE NO. 3687)

Project Number: 77-RP-86 Plat Book - Page: 142/15 (if recorded)

Owner / Applicant: SEIDLER/DOOS-DAVIE PARTNERSHIP Phone: (772) 384-6000

Address: 5858 CENTRAL AVENUE, ST. PETERSBURG, FLORIDA 33707

Agent: KEITH & BALLBEY, INC.

Contact Person: JONATHAN W. KEITH Phone: (954) 489-9801

Address: 1700 NORTHWEST 64TH STREET, SUITE 300, FORT LAUDERDALE, FLORIDA 33309

PROPOSED CHANGES

Use the space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No's: (1)

Land Development Code Citation(s): SEC 5-195 (b) (1) (b) (1)

Have you contacted anyone in County Government regarding this request? Yes X No

If yes, indicate name(s), department, and date: IRENE COOPER (BROWARD COUNTY TRAFFIC ENGINEERING DIVISION)

Narrative explaining proposed changes in detail including the desired result, and justification for the request (attach additional sheet if necessary):
PLEASE REFER TO ATTACHED EXHIBIT "A"

Please see the reverse side of this form for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION

All requests listed under INSTRUCTIONS on the reverse side of this form must include the following:

- Letter from the applicable municipality stating their position on this request.
- Four (4) folded copies of the approved, or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Development Management Staff.)
- A check made payable to the Broward County Board of County Commissioners for the application fee of applicable. Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under INSTRUCTIONS on the reverse side of this form, the following additional documents are required:

- Four (4) folded copies of the proposed site plan which shows at a minimum: the onsite traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). If the site plan has not been prepared, four folded (4) copies of a drawing which clearly illustrates the proposed change(s) may be accepted if, in the judgment of staff, the drawing demonstrates the rationale for the request. The site plan or drawing must provide relevant dimensions and must be drawn to scale.
- Letter of conceptual approval or a permit from the Florida Department of Transportation - Access Management Section, if project is located on a State Road.

For **NON-ROADWAY RELATED** items (6 through 12) listed under INSTRUCTIONS on the reverse side of this form, please consult with Development Management Staff for a determination of any additional required documentation.

OWNER /AGENT CERTIFICATION

State of FLORIDA County of BROWARD

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by the owner/agent.

Signature of
owner/agent:

Subscribed and sworn to before me on SEPTEMBER 1, 1999 by JONATHAN W. REITH

He/she is personally known to me or has presented PERSONALLY KNOWN
as identification.



Lorna I. Torres
My Commission CC 782322
Expires November 17, 2002

Notary Public

Type or Print Name: LORNA I. TORRES

Commission No. CC 782322

FOR DEVELOPMENT MANAGEMENT USE ONLY

Application Date: _____ Time: _____ C.C. Mtg Date: _____

Fee \$ _____ ☐ Plats ☐ Site Plans/Drawings ☐ City Letter ☐ FDOT Letter

☐ Other Attachments (Describe): _____

Title of Request: _____

Distribute to: ☐ Eng. ☐ T.E. ☐ Other: _____ ☐ Other: _____ ☐ Other: _____

Comments: _____

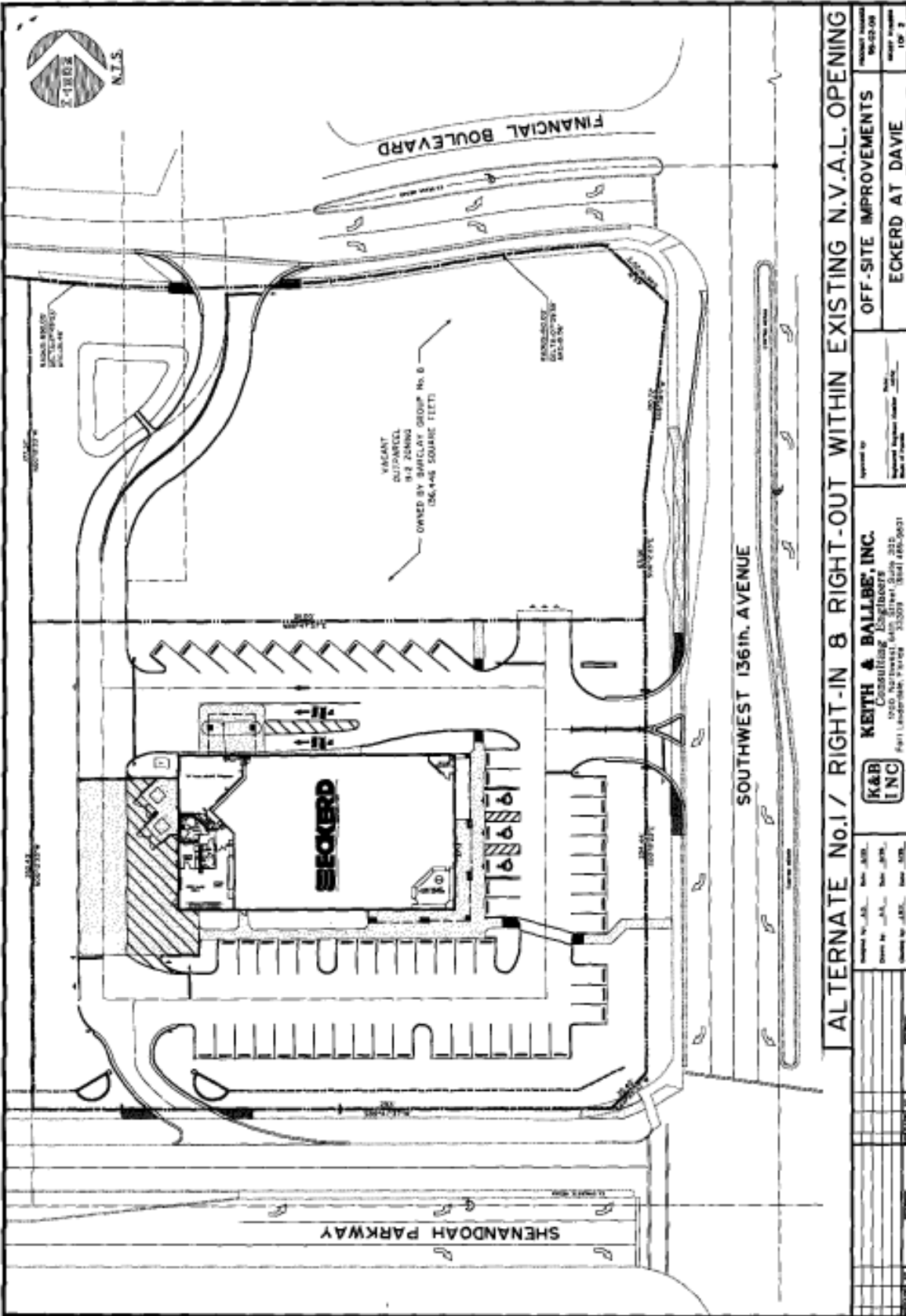
Received by: _____

EXHIBIT "A"

ALTERNATE No.1

REQUESTING TO MODIFY STAFF RECOMMENDATION No.1 TO ALLOW DRIVEWAY ACCESS TO PLAT FROM SOUTHWEST 136th AVENUE TO INCLUDE RIGHT-IN AND RIGHT-OUT TURN ACCESS. THIS REQUEST IS IN RESPONSE TO THE TOWN OF DAVIE SITE PLAN APPROVAL CONDITION WHICH NOW PROHIBITS RIGHT TURN OUT ACCESS TO SHENANDOAH PARKWAY, BUT WILL SUPPORT A RIGHT-IN/RIGHT-OUT ACCESS TO SOUTHWEST 136th AVENUE. CURRENTLY, THE ONLY ALLOWED ACCESS TO THE TRAFFIC-WAY IS NORTH THROUGH THE ADJACENT OUT PARCEL TO FINANCIAL BOULEVARD TO SOUTHWEST 136th AVENUE. THE RIGHT-IN/RIGHT-OUT CONFIGURATION CAN BE CONSTRUCTED WITHIN THE EXISTING 40' OPENING IN THE NON-VEHICULAR ACCESS LINE WITHOUT MODIFYING SAME.

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ALTERNATE No.1 / RIGHT-IN & RIGHT-OUT WITHIN EXISTING N.V.A.L. OPENING

Project No. 136-0001	Project Name OFF-SITE IMPROVEMENTS	Project Location ECKERD AT DAVIE	Project Date 10/1/08
Client KEITH & BALLBE, INC.	Client Address 1900 Northwest 44th Street, Suite 202	Client Phone (305) 486-9831	Client Email info@k&b-inc.com
Client Logo K&B INC	Client Website www.k&b-inc.com	Client Fax (305) 486-9831	Client Filing Number 10/1/08

